

**LAND BOARD AGENDA ITEM**

**December 15th, 2008**

**SET MINIMUM BID FOR LAND BANKING PARCELS # 8, 9, 10 & 11  
TOOLE COUNTY**

**Seller:** State of Montana, Department of Natural Resources and Conservation

**Nominator:** All parcels were nominated by Lessee, Henry E McDermott

**Location:** Parcels are located 21 miles northeast of Shelby.

**Property Characteristics:** All four parcels are grazing land, and grazing values are below the average for trust lands across the state. It is likely the grazing use would continue if the lands were sold.

**Access:** These four 160 acre parcels of grazing land are completely surrounded by private land and consequently are not accessible for recreational purposes without permission of the private land owner.

**Agency Recommendation:**

Based on appraised values, the Director recommends the minimum bid amount as follows:

<b>Sale #</b>	<b># of Acres</b>	<b>Appraised Value Without Access</b>	<b>Appraised Value With Access</b>	<b>Recommended Minimum Bid</b>	<b>Trust</b>
8	160	N/A	\$23,200	\$23,200	Common Schools
9	160	N/A	\$23,200	\$23,200	Common Schools
10	160	N/A	\$23,200	\$23,200	Common Schools
11	160	N/A	\$23,200	\$23,200	Common Schools
<b>Total</b>				<b>\$92,800</b>	